

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 16: B-5/BUSINESS DISTRICT

- 16.00 B-5/Business District.
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16.00 B-5/Business District.¹

16.00.01 Purpose and Intent.

The purpose of this district is to provide a location for office buildings and general offices protected from encroachment from heavier commercial uses. Inasmuch as this district is frequently found in close proximity to residential areas and/or intermixed with residential areas, it is the intention of this district to allow for a compatible mixture of the two uses with reasonable regulations.

16.00.02 Plan Commission Approval.

- A. Development Plan. The Commission shall review the Development Plan (DP) of any proposed use of any Lot or parcel of ground within the B-5 District prior to the issuance of an Improvement Location Permit by the Department. See *Section 24.02: Development Plan.*
- B. Architectural Design, Exterior Lighting, Landscaping and Signage. To insure the compatibility of the proposed use with adjoining areas, the Commission shall review the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) application of any proposed use of any Lot or parcel of ground within the B-5 District prior to the issuance of an Improvement Location Permit by the Department. Once approved by the Commission the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) shall not be materially or substantially changed or altered without the prior approval of the Commission.

16.00.99 Application Procedure.

- A. Development Plan. See *Section 24.99(A): Development Plan.*
- B. Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). See *Section 24.99(B): Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS).*

¹ *Section 16.00 amended per Ordinance No. Z-369-02, §z; Z-453-04, §al-am.*

16.01 Permitted Uses:²

See *Appendix A: Schedule of Uses*.

16.01.01 Minimum Area Requirements: None

16.01.02 Other Requirements: None

16.02 Special Uses & Special Exceptions:³

A. See *Appendix A: Schedule of Uses*.

B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

16.02.01 Minimum Area Requirements:

<u>Use</u>	<u>Minimum Area</u> (Acres)
Kindergarten	One (1)

16.02.02 Other Requirements:

Same as B-4 District regulations of *Section 15.02.02* (**except** Carnivals, fairs, circuses, *etc.*)

16.03 Accessory Buildings and Uses.⁴ See also *Section 25.01*.

16.03.01

16.03.02 Swimming Pool. See also *Section 25.01.01(C)(8)*.

16.03.03 Tennis courts may be permitted as an accessory use but shall be located only within a side or rear yard. Open wire mesh fences surrounding tennis courts may be erected to a height of sixteen (16) feet if such fences only enclose a regulation court area and standard apron areas. Lighting of the court shall not create more than five (5) footcandles of light twenty-five (25) feet from the perimeter of the court.

16.03.04 Quarters for *bona fide* servants employed by the occupants of the dwelling are permitted.

16.03.05 One guest house with cooking facilities may be permitted as an accessory building on lots containing not less than one (1) acre.

16.03.06 Accessory lighting is permitted; however, no lighting shall cause illumination at or beyond any project side or rear lot line in excess of 0.1 footcandle of light.

16.03.07 Private radio and television reception and transmitting towers and antennas are permitted subject to applicable local, state and federal regulations. No structure shall be located or permitted within ten (10) feet of a power transmission line.

16.03.08 Accessory uses such as public utility installations, private walks, driveways, retaining walls, mail boxes, nameplates, lamp posts, birdbaths and structures of a like nature are permitted in any required front, side or rear yard.

16.03.09 Accessory uses or buildings customarily and purely incidental to office uses are permitted.

² *Section 16.01* amended per *Ordinance No. Z-320; Z-415-03, §aj*.

³ *Section 16.02* amended per *Ordinance No. Z-365-01; Z-415-03, §ak; Z-453-04, §an*.

⁴ *Section 16.03* amended per *Ordinance No. Z-369-02, §aa; Z-453-04, §ao*.

16.04 Height and Area Requirements. (See *Chapter 26: Additional Height, Yard, & Lot Area Regulations* for additional requirements.)

16.04.01 Maximum Height:

- A. All residential uses: Thirty-five (35) feet;
- B. All office uses: Forty-five (45) feet.

16.04.02 Minimum Front Yard:

- A. All residential uses: Twenty (20) feet;
- B. All office uses: Fifteen (15) feet.

16.04.03 Minimum Side Yard:

- A. All uses: Five (5) feet.

16.04.04 Minimum Aggregate of Side Yard:

- A. All uses: Fifteen (15) feet.

16.04.05 Minimum Rear Yard:

- A. All residential uses: Twenty (20) feet;
- B. All office uses: Fifteen (15) feet.

16.04.06 Minimum Lot Width:

- A. Single-family dwelling: Eighty (80) feet;
- B. All other uses: One hundred (100) feet.

16.04.07 Minimum Lot Size: All lots shall contain a minimum of ten thousand (10,000) square feet per single dwelling and for all office uses when serviced by a community water system and a community sanitary sewer system. A lot for a multiple-family dwelling shall contain a minimum of five thousand (5,000) square feet per dwelling unit when serviced by a community water system and a community sewer system. Twenty-five thousand (25,000) square feet shall be added to the minimum lot size if a community sanitary sewer system does not service the lot and eight thousand, five hundred sixty (8,560) square feet shall be added if a community water system does not service the lot. Five thousand (5,000) square feet may be deducted from the minimum lot size add-ons for private water and sewer systems if an adequate drainage system, such as through the use of perimeter tile drains, increased pad elevations and a storm sewer system with an adequate drainage outlet, is used to alleviate surface and ground water problems.

16.04.08 Minimum Ground Floor Area:

- A. Single-family dwelling: One thousand (1,000) square feet;
- B. Two- and Multiple-family dwelling: Eight hundred (800) square feet per dwelling unit;
- C. All office uses: Nine hundred (900) square feet.

16.04.09 Maximum Lot Coverage:

- A. Single- and Two-family dwelling: Thirty-five percent (35%) of lot;
- B. Multiple-family dwelling: Forty percent (40%) of lot;
- C. All office uses: Seventy-five percent (75%) of lot.

16.05 Parking and Loading Berth Requirements. (see *Chapter 27: Additional Parking & Loading Regulations* for additional requirements.)

16.05.01 Office buildings:

1. 100,000 or less square feet gross floor area: One (1) berth.
2. 100,001 - 300,000 square feet gross floor area: Two (2) berths.
3. Each 200,000 additional square feet: One (1) additional berth.

**CHAPTER 16: B-5/BUSINESS DISTRICT
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-320			July 11, 1997	
Z-365-01	76-01a OA	November 5, 2001	November 27, 2001	16.02
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	16.00.02; 16.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	16.01; 16.02 Autumn 2003 v1
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	16.00; 16.02; 16.03 Summer 2004 v1